

PLAN OF SUBDIVISION

EDITION 1

PS 816944R

LOCATION OF LAND

PARISH: MICKLEHAM

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: -

CROWN PORTION: 16 (PART) & 18 (PART)

TITLE REFERENCE: C/T VOL FOL ... VOL FOL ...

LAST PLAN REFERENCE: LOT J on PS813998H
LOT D on PS816942VPOSTAL ADDRESS: 555 DONNYBROOK ROAD
(at time of subdivision) MICKLEHAM VIC 3064MGA94 CO-ORDINATES: E: 313 860 ZONE: 55
(of approx centre of land in plan) N: 5 843 290

VESTING OF ROADS AND/OR RESERVES

Notations

IDENTIFIER	COUNCIL/BODY/PERSON
ROAD R-1 RESERVE No.1	HUME CITY COUNCIL JEMENA ELECTRICITY NETWORKS (VIC) LIMITED

Lots 1 to 400 and Lots A to J (all inclusive) have been omitted from this plan.

NOTATIONS

DEPTH LIMITATION DOES NOT APPLY

SURVEY:
This plan is based on surveySTAGING:
This is not a staged subdivision
Planning Permit No. P20965This survey has been connected to permanent marks No(s). -
In Proclaimed Survey Area No. -

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour of
E-1	SEWERAGE	2.5	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-2	DRAINAGE	3	THIS PLAN	HUME CITY COUNCIL
E-2	SEWERAGE	3	THIS PLAN	YARRA VALLEY WATER CORPORATION
E-3	DRAINAGE	3	PS813998H	HUME CITY COUNCIL
E-3	SEWERAGE	3	PS813998H	YARRA VALLEY WATER CORPORATION
E-4	DRAINAGE	3	PS813994R	HUME CITY COUNCIL
E-4	SEWERAGE	3	PS813994R	YARRA VALLEY WATER CORPORATION
E-5	SEWERAGE	2.5	PS813994R	YARRA VALLEY WATER CORPORATION
E-6	DRAINAGE	SEE DIAG.	PS813994R	HUME CITY COUNCIL

TRIJENA ESTATE - STAGE 4 (40 LOTS)

AREA OF STAGE - 2.284ha

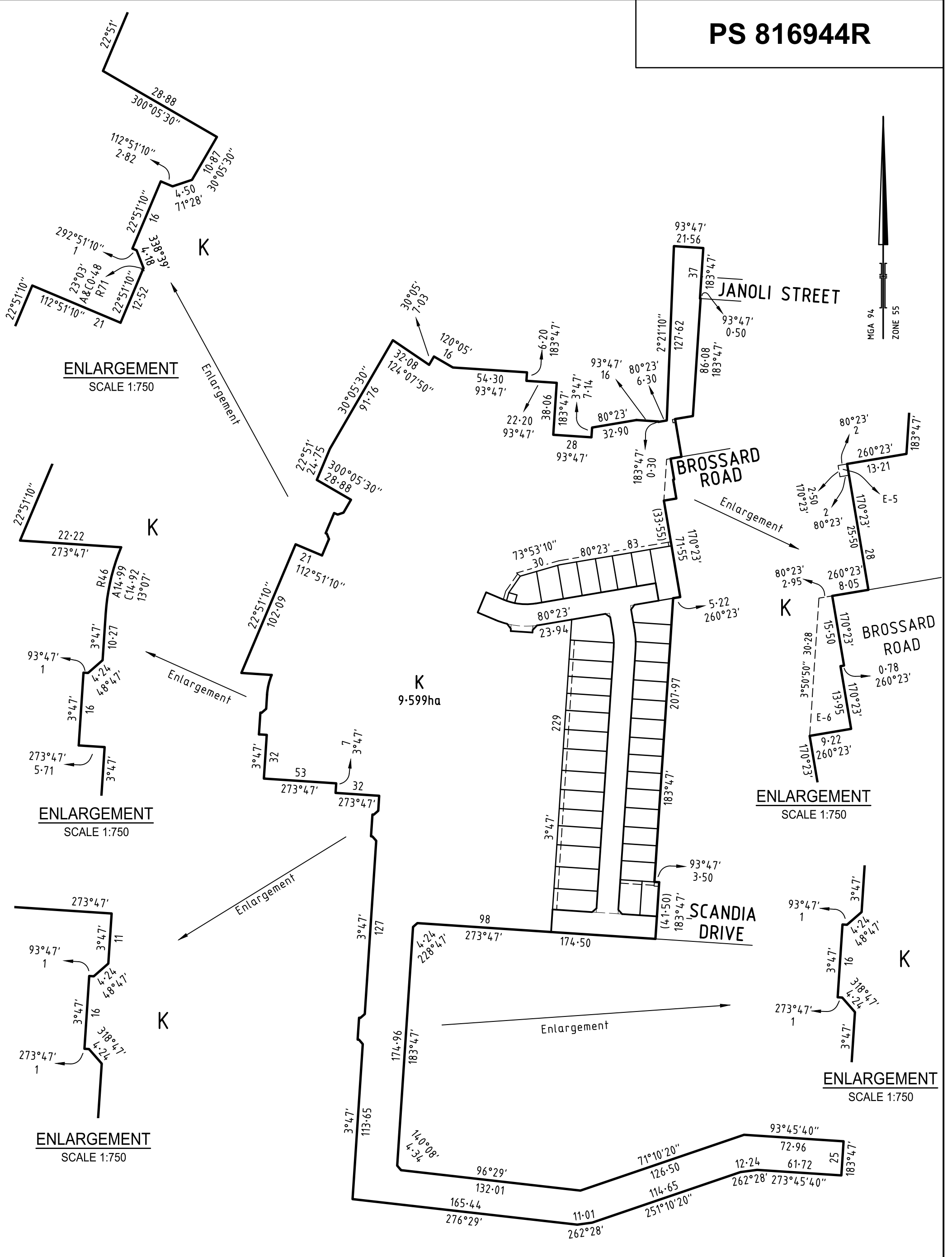
469 La Trobe Street
PO Box 16084
Melbourne Vic 8007
T 61 3 9993 7888
spiire.com.au

SURVEYORS FILE REF: 304008SV00

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 9

Licensed Surveyor: Phillip John Herridge
Version: 5

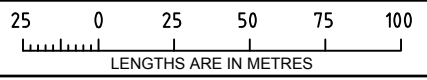


K
9.599ha



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SCALE
1: 2500



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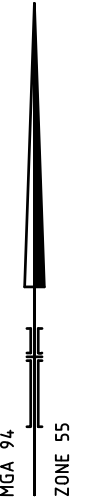
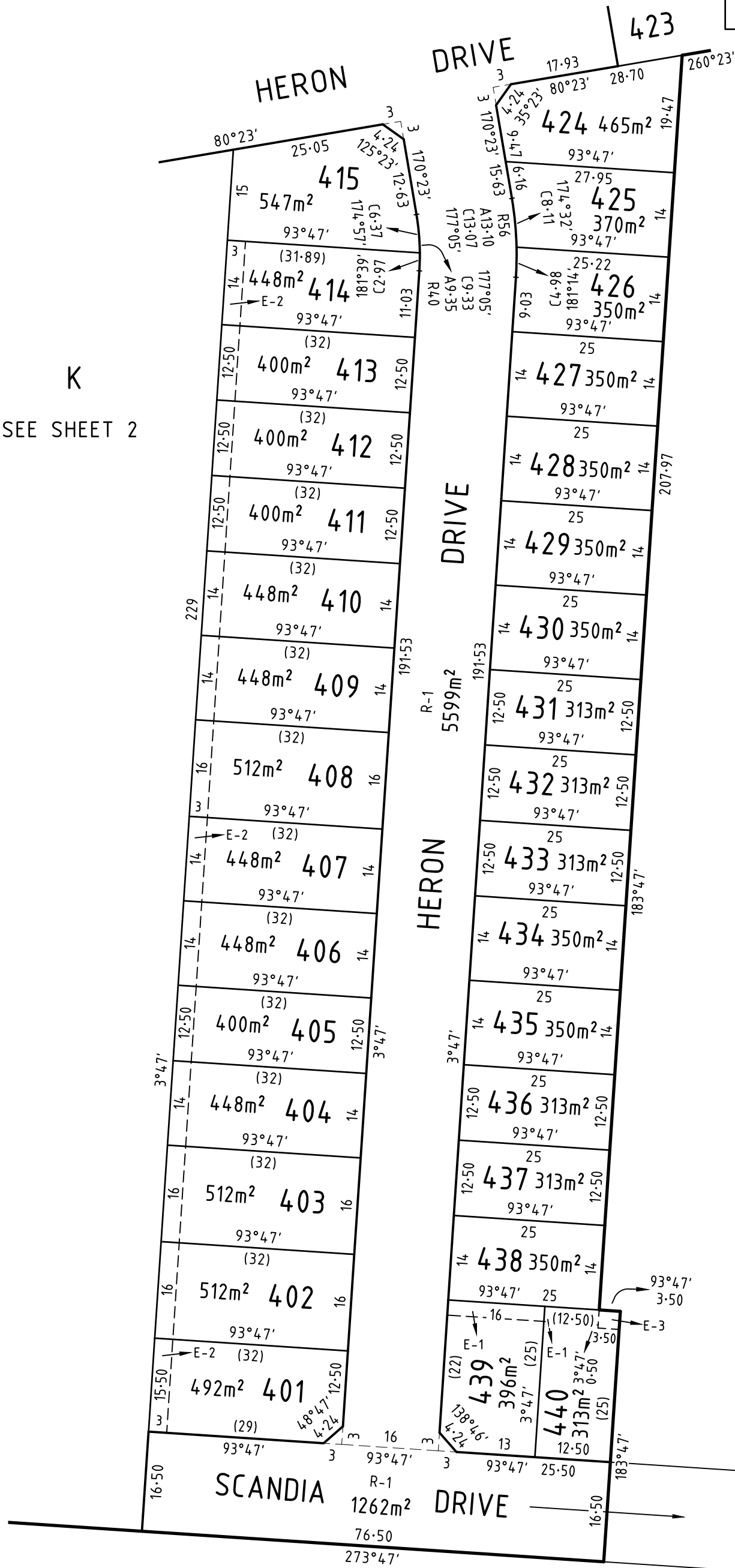
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SIZE: A3

SHEET 2

SEE SHEET 4

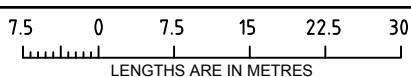
PS 816944R

K
SEE SHEET 2



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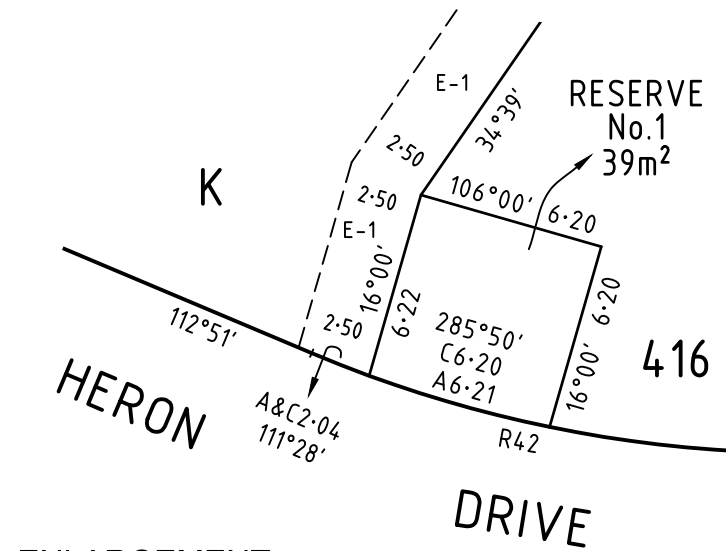
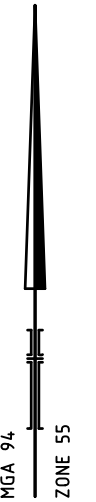
SCALE
 1: 750



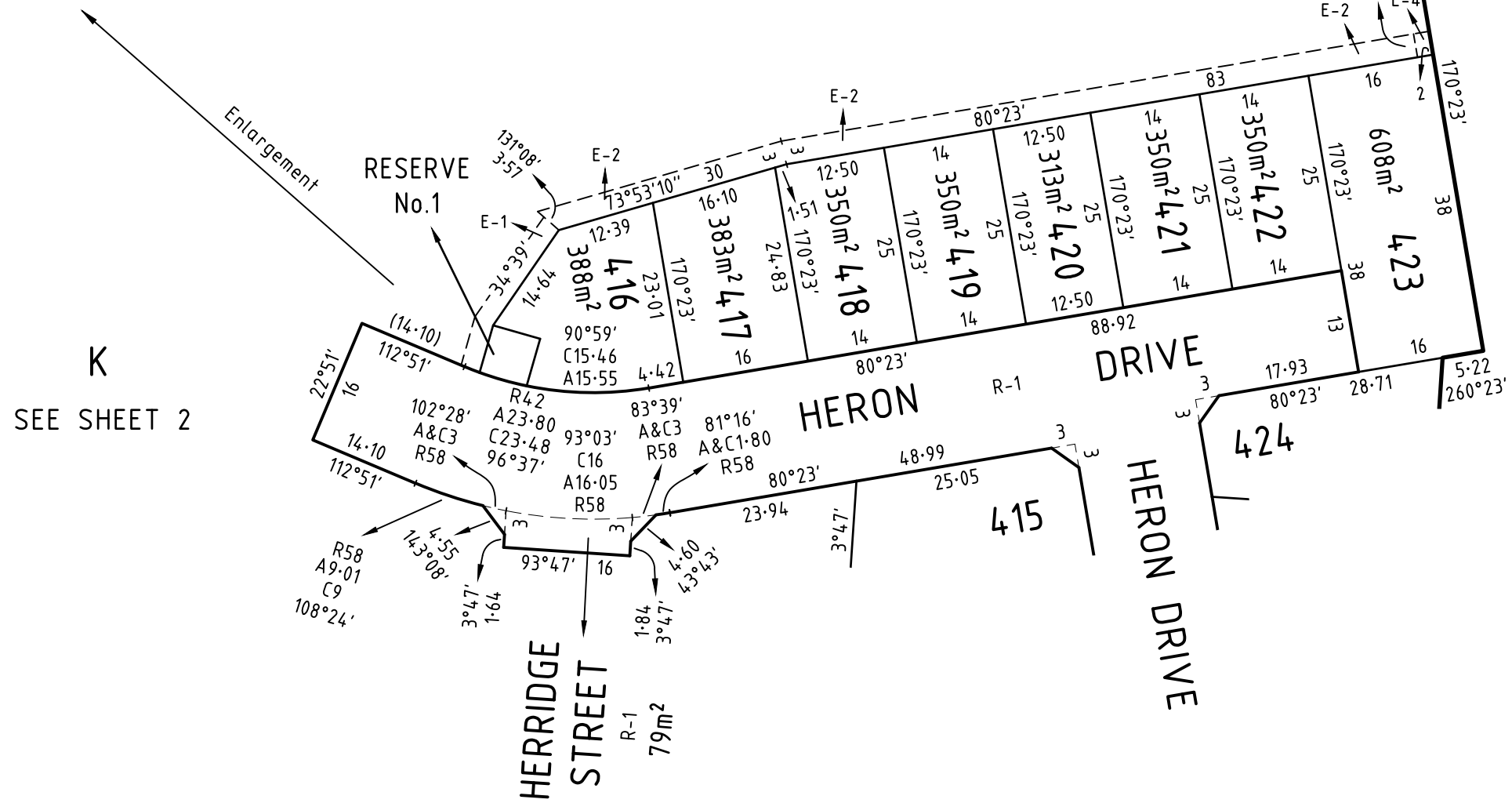
ORIGINAL SHEET
 SIZE: A3

SHEET 3

Licensed Surveyor: Phillip John Herridge
 Ref: 304008SV00
 Version: 5



ENLARGEMENT
SCALE 1:250



K
SEE SHEET 2

SEE SHEET 3

CREATION OF RESTRICTION A

The following restriction is to be created upon registration of Plan of Subdivision No. PS816944R (Plan of Subdivision) by way of a restrictive covenant and as a restriction as defined in the Subdivision Act 1988.

For the purposes of this restriction:

- (a) A dwelling means a house.
- (b) A building means any structure except a fence.

TABLE OF LAND BURDENED AND LAND BENEFITED :

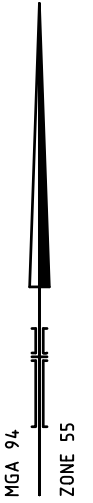
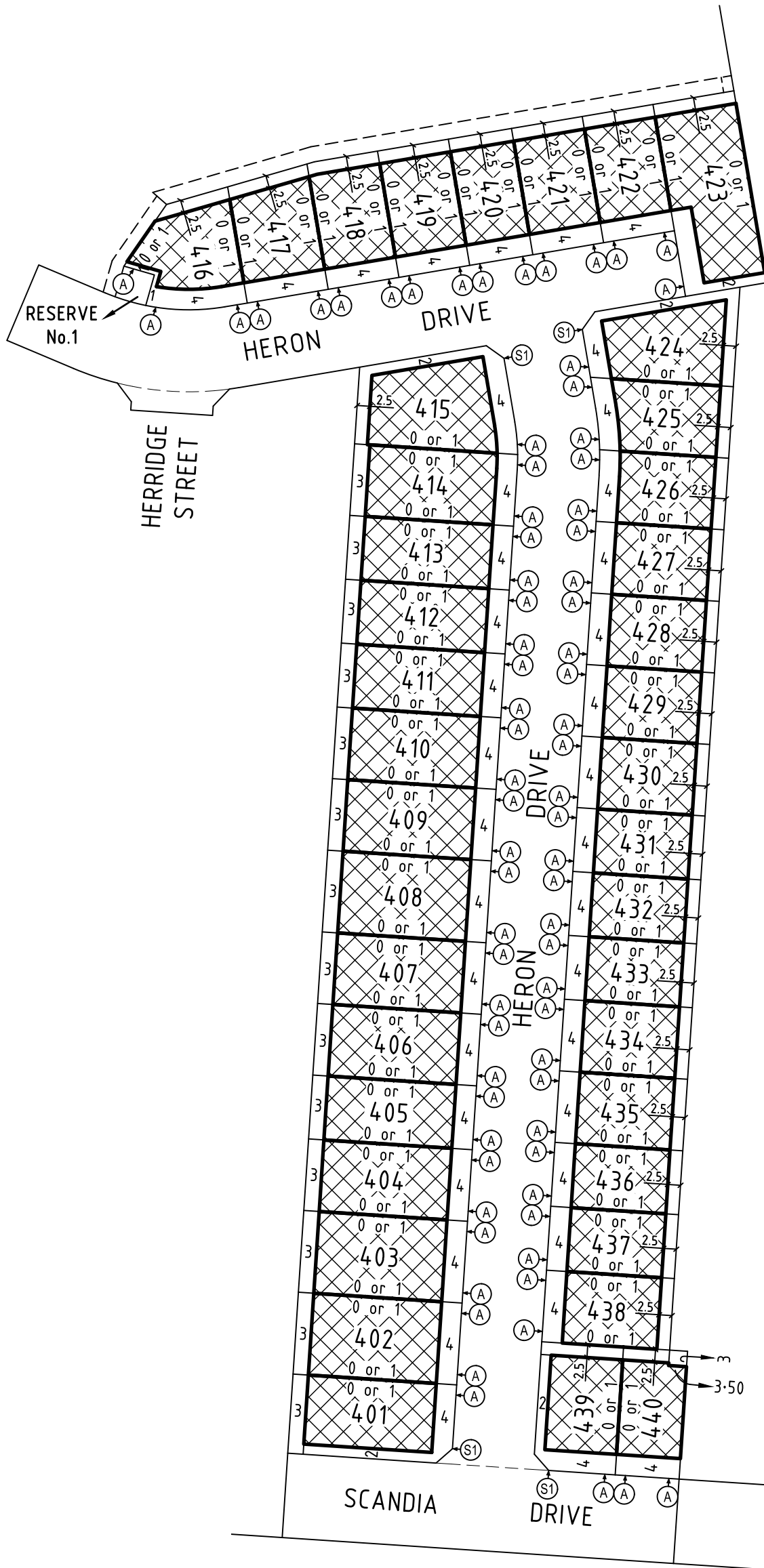
Burdened Lot No.	Benefited Lots	Burdened Lot No.	Benefited Lots
401	402	421	420, 422
402	401, 403	422	421, 423
403	402, 404	423	422, 424
404	403, 405	424	423, 425
405	404, 406	425	424, 426
406	405, 407	426	425, 427
407	406, 408	427	426, 428
408	407, 409	428	427, 429
409	408, 410	429	428, 430
410	409, 411	430	429, 431
411	410, 412	431	430, 432
412	411, 413	432	431, 433
413	412, 414	433	432, 434
414	413, 415	434	433, 435
415	414	435	434, 436
416	417	436	435, 437
417	416, 418	437	436, 438
418	417, 419	438	437, 439, 440
419	418, 420	439	438, 440
420	419, 421	440	438, 439

DESCRIPTION OF RESTRICTION


Except with the written consent of PGG (Mickleham) and in all other instances with the written consent of each and every registered proprietor of a benefiting Lot on the Plan of Subdivision the registered proprietor or proprietors for the time being of any burdened Lot on the Plan of Subdivision shall not:

Building Envelopes

- (a) build or allow to be built on the Lot any building other than in accordance with the building envelope plans shown in the Schedule on sheet 6.



LEGEND

Building Envelope 

Side Boundary Profile 

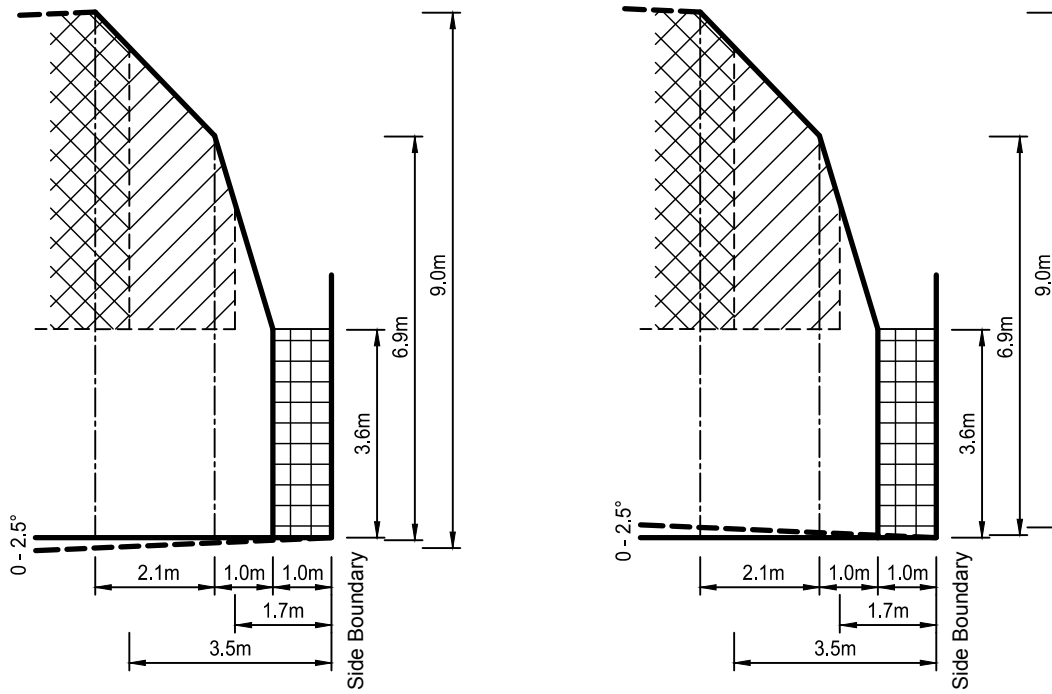
1. The Building envelopes on this plan are shown enclosed by continuous thick lines.
2. Where more than one Side Boundary Profile has been assigned to a Side Boundary, only one Side Boundary Profile is to apply to the lot having regard to the clauses in the notice of restriction affecting the lot.
3. Lots shown thus ▲ are subject to the provisions of the small lot housing code
4. A building on a lot which has two side boundaries denoted as 0 or 1 must be setback at least one metre from one of the two side boundaries
5. Refer to sheets 7 to 9 for profile diagrams referenced in the building envelope plan

PROFILE DIAGRAM


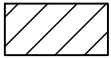
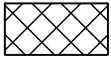

Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

A



TYPICAL SIDE BOUNDARY

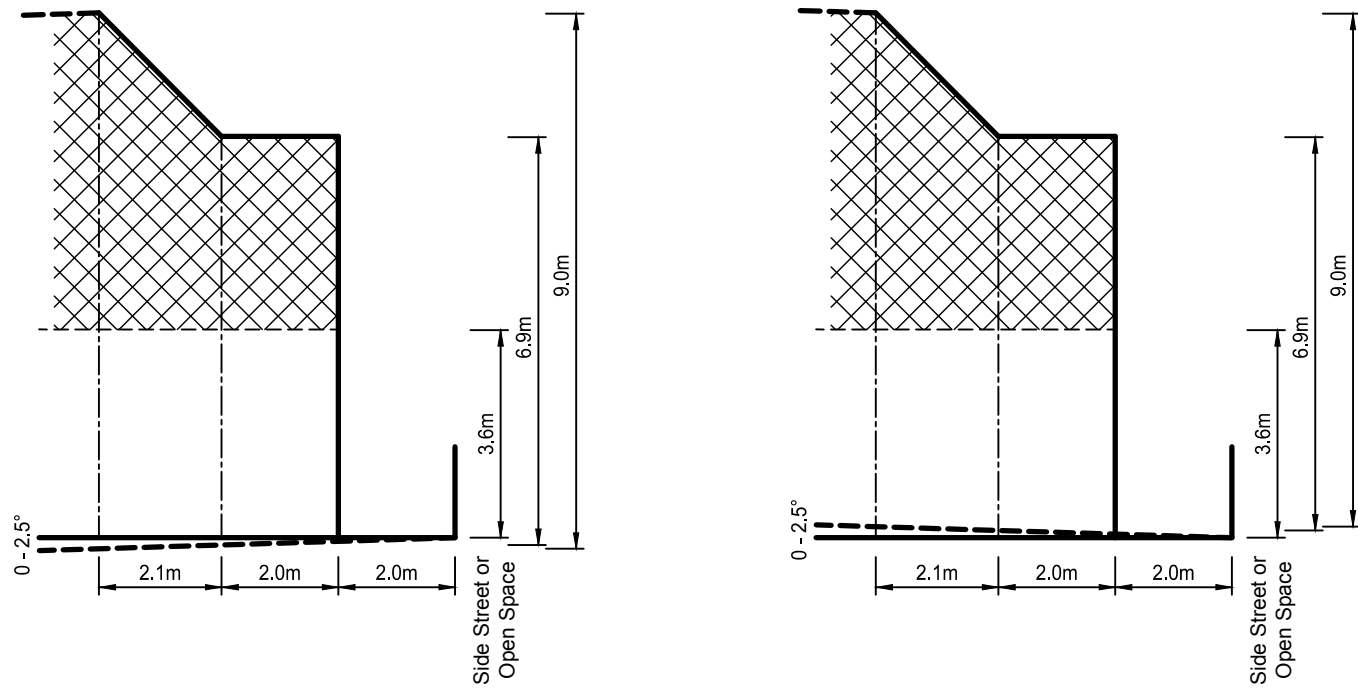
-  Single Storey Building Envelope
-  Overlooking Zone
Habitable room windows / Raised open spaces are a source of overlooking
-  Non Overlooking Zone
Habitable room windows / Raised open spaces are not a source of overlooking
-  Building to Boundary Zone

PROFILE DIAGRAM


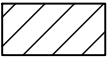
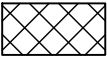
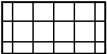
Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

S1



SIDE BOUNDARY ABUTS STREET
OR PUBLIC OPEN SPACE

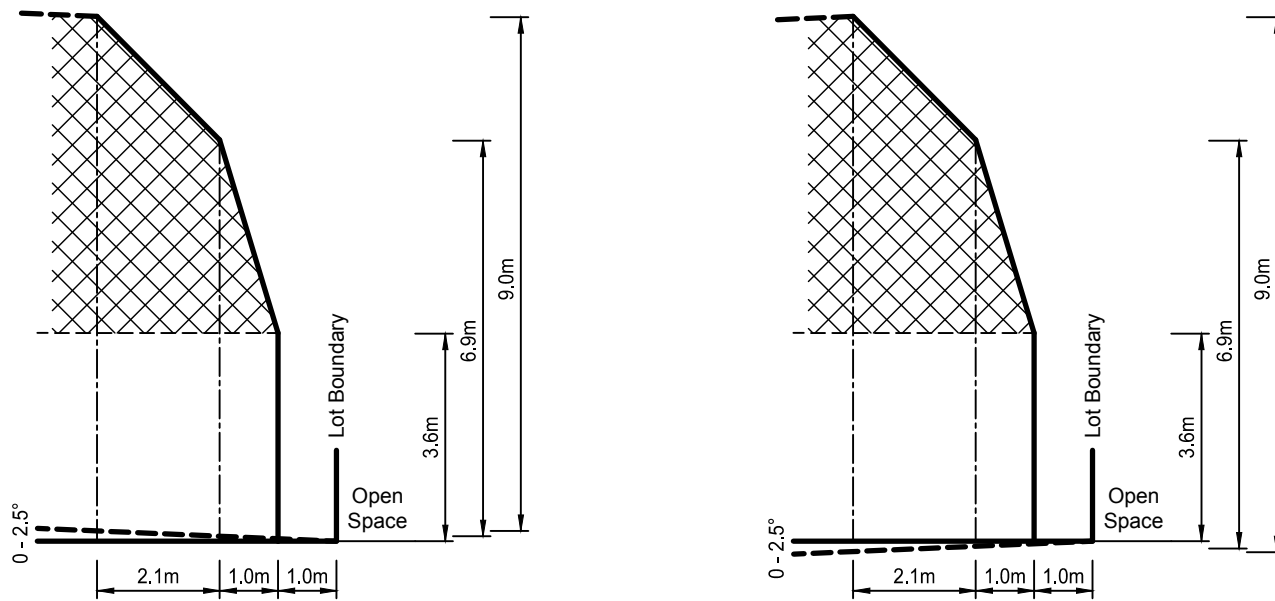
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Habitable room windows / Raised open spaces are not a source of overlooking
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PROFILE DIAGRAM

Profile referenced in the building envelope plan

0 - 2.5° Slope
STANDARD ALLOTMENT

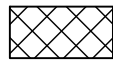
S2



SIDE BOUNDARY ABUTS RESERVE



Single Storey Building Envelope



Double Storey Building Envelope